

00544987/EC



**IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY**

ONEWEST BANK, FSB, its successors in  
interest and/or assigns

vs.

UNKNOWN HEIRS AND DEVISEES OF  
LESLIE ARTHUR SANDERSON; ESTATE  
OF LESLIE ARTHUR SANDERSON;  
STEVEN R. SANDERSON; MARK L.  
SANDERSON; TERRY T. SANDERSON;  
LAURA JEAN GUARDIANO; KAYE  
SANDERSON; TINA SANDERSON; UNITED  
STATES OF AMERICA; STATE OF  
WASHINGTON; OCCUPANTS OF THE  
PREMISES

**SHERIFF'S NOTICE TO JUDGMENT DEBTOR OF  
SALE OF REAL PROPERTY**

CAUSE # 13-2-08109-1 SEA

JUDGMENT RENDERED ON	2/27/2015
WRIT FOR ORDER OF SALE ISSUED:	9/9/2015
DATE OF LEVY:	9/30/2015

TO: UNKNOWN HEIRS AND DEVISEES OF LESLIE ARTHUR SANDERSON; ESTATE OF LESLIE ARTHUR SANDERSON; STEVEN R. SANDERSON; MARK L. SANDERSON; TERRY T. SANDERSON; LAURA JEAN GUARDIANO; KAYE SANDERSON; TINA SANDERSON; STATE OF WASHINGTON; OCCUPANTS OF THE PREMISES; AND ANY PERSONS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE, ESTATE, LIEN OR INTEREST IN THE REAL PROPERTY DESCRIBED IN THE COMPLAINT (IN REM), JUDGMENT DEBTOR(S),

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE RIGHT, TITLE AND INTEREST OF THE JUDGMENT DEBTOR(S) IN THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

**3215 S PORTLAND STREET, SEATTLE, WA 98118**

LOTS 5 AND 6, BLOCK 25, RIVERSIDE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 92, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX ACCOUNT NUMBER: 733840-1150-06.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

**TIME: 10:00 AM**  
**DATE: NOVEMBER 20, 2015**  
**PLACE: 4<sup>TH</sup> AVENUE ENTRANCE, KING COUNTY ADMINISTRATION  
BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104**

THE JUDGMENT DEBTOR(S) CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$303,587.58** TOGETHER WITH INTEREST, COSTS AND FEES BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

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King County Courthouse  
516 Third Avenue  
Room W-150  
Seattle, WA 98104  
(206) 263-2600

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THIS PROPERTY IS SUBJECT TO:

- ☒ 1. **No redemption rights after sale.**
- ☐ 2. A redemption period of eight months which will expire at 4:30 p.m. on .
- ☐ 3. A redemption period of one year which will expire at 4:30 p.m. on .

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying off the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property, contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON , THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS THE PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE.

The judgment debtor may also have the right to retain possession during any redemption period if the property is used for farming or if the property is being sold under a mortgage that so provides.

JOHN URQUHART, SHERIFF  
King County, Washington

BY: HUGO ESPARZA  
DEPUTY  
KING COUNTY COURTHOUSE  
516 THIRD AVENUE  
ROOM W-150  
SEATTLE, WA 98104  
206-263-2600

ATTORNEY:  
RCO LEGAL, P.S.  
13555 SE 36TH STREET  
STE 300  
BELLEVUE, WA 98006  
425-458-2121